

**Historic District Commission Meeting
Monday, March 21 2011
Town Hall Meeting Room, Old Town Road.
7:00 pm**

Present: Members: Chair William Penn, Martha Ball, Douglas Gilpin, and Claire McQueeny. Absent Members: Dennis Riordan, Michael Ballard, and Mark Vaillencourt. Terri Chmiel was present for the recording of the minutes.

Call to Order

Mr. Penn called the meeting to order at 7:05pm.

Matters from the Public not on the Agenda

There were no matters from the public.

Approval of Minutes for February 28, 2011

A motion was made by Ms. McQueeny and seconded by Mr. Gilpin to approve the minutes of February 28, 2011 with minor changes. The motion carried with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeny)

0 Nays

3 Absent (Riordan, Ballard, and Vaillencourt)

Mr. Penn stated that due to a contradiction of the wording in the Zoning Ordinance regarding symbols the symbols in the sign are not part of the sign area and Mr. Tillson has found in favor of the applicant; therefore, the signs for review with symbols are replacement signs. Mr. Tillson sent a letter to the Planning Board dated March 13, 2011 for clarification.

Sign Applications

1. Bridgegate Square, LLC. Plat 6, Lot 134. Application by Herman Hassinger to change existing sign.

Herman Hassinger was present on behalf of Steve Papa. The replacement sign will be relettered with Calzones Sub to replace the Ice Cream letters. The Ben & Jerry's lettering on the sign will be eliminated and a symbol put in its place. The frontage for the building is 36 feet and the sign is 25 square feet including the symbols. Ms. Ball asked Mr. Hassinger where the sign will sit on the building. Mr. Hassinger replied the new sign could be mounted approximately 3' on a block to sit out front from the building. Mr. Penn stated that the owner's signature is missing from the application. Steve Papa did call with verbal approval for the application to the clerk of HDC.

Mr. Gilpin made a motion to approve the replacement sign for Plat 6, Lot 134 for Steve Papa of Papa's Pizzeria based on the following findings of fact:

- The sign is made of plywood.
- The sign is based on the name change and symbol.

- Colors and font as submitted.
- This is a replacement sign as determined by the Building Official.
- The final application shall include the owner's signature.
- The symbols are mounted as relief of the sign board itself.

Ms. Ball seconded the motion with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeny) 0 Nays
3 Absent (Riordan, Ballard, and Vaillencourt)

2. Helterline & Balser, LLC. Plat 5, Lot 12. Application by Mary Jane Balser Block Island Grocery to install a new sign.

Herman Hassinger was present on behalf of Mary Jane Balser of the Block Island Grocery. Mr. Hassinger presented drawings for a new sign that will be installed on the western facade of the building. The placement of the sign will cover a window that is blocked by a display case on the inside and a broken window on the outside. Mr. Penn noted the application was missing information on the building frontage in number of feet. Mr. Hassinger acknowledged that the building frontage is 150 feet.

Mr. Penn will address the request for the main sign located on the street side to be repainted from wedge wood blue to dark green lettering.

Mr. Gilpin made a motion to approve Plat 5, Lot 12 application for a new sign based on the following findings of fact:

- The new 42 square feet sign measures 7 by 6 feet.
- The sign will be mounted on the west side of the building over existing windows.
- The colors of the sign will be white and green.
- The font is Optima and Script.

Ms. McQueeny seconded the motion with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeny) 0 Nays
3 Absent (Riordan, Ballard, and Vaillencourt)

3. Maclac Enterprises, Inc. Plat 6 Lots 101 & 102. Application by Mary Jane Balser to change existing signs.

Herman Hassinger was present on behalf of Maclac Enterprises. Mr. Hassinger presented drawings for two replacement signs with symbols on Water Street. Ben & Jerry's will replace the Sandpiper sign and Snacks & Stuff will replace The Seaside Market sign. Mr. Hassinger stated that Mary Jane Balser would like to reverse the colors of Seaside Marketplace sign that sits high on the building.

Mr. Penn read from the Town of New Shoreham Zoning Ordinance Article 5- Section 504 – Signs (E) page 5-14 regarding alterations of signs. Alterations or Relocation of Signs: No sign, whether previously approved or considered a legal nonconforming use, shall be altered in any manner to include changes in graphics, lettering, color, brackets or posts without obtaining a permit therefore, in compliance with this Ordinance. Directory sign and menu board alterations may be made without application provided changes are in keeping with the existing design and graphics.

Mr. Gilpin made a motion to approve the replacement signs for the Sandpiper and The Seaside Market with the new Ben & Jerry's and Snacks and Stuff signs for Plat 6 Lots 101 & 102 on Water Street based on the following findings of fact:

- The application includes the replacement sign graphics.
- Approval of the font and colors as submitted.
- All of the window signs shall be eliminated from the windows of Snacks & Stuff.

Ms. Ball seconded the motion with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeny)

0 Nays

3 Absent (Riordan, Ballard, and Vaillencourt)

Mr. Gilpin recommended to Mr. Hassinger to go through the administrative process to switch the colors of the signs.

Final Review – Certificate of Appropriateness

- 1. High Realty, LLC. Plat 7, Lot 49.** Application by Philip B. Szewczyk for the replacement of chimney, remove shed dormers, and new hip roof.

Gary, Paul and Philip Szewczyk were present as the owners. The applicant's presented proposed plans by Norris Pike. Their plan is to bring character back to the house. The work is being proposed in two phases. The first phase would include replacing the roof, dormers and changing the roof pitch on the front porch. Phase II would include redoing the sides and putting an addition above the tool shed on the backside of the house.

Mr. Gilpin made a motion to approve with stipulations for Plat 7 Lot 49 for an existing house based on the following findings of fact:

- The existing house will have a proposed second floor addition on rear
- Plans as drawn are approved with the following requirements:
 - Sample of roof shingles
 - Sample of brick for chimney wrapping provided to the committee
 - Drawing for detail showing location of all down spouts proposed for the house
- Any new construction for decks should follow the requirement for concealing pressure treated materials

- The project is planned in phases; Phase I – roof, dormers, chimney, and roof trim work
- Phase II to be completed within 3 years of this application which would consist of the following
 - New east wing
 - Relocation of windows
 - Deck extension
 - Siding repairs
- The Building Official shall sign off on elevations of the drawings

Ms. McQueeney seconded the motion with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeney) 0 Nays
 3 Absent (Riordan, Ballard, and Vaillencourt)

Tabled Items / Old Business

1. **Justin Abrams. Plat 7, Lot 33.** Application by Tracey Dillon to construct a new 32' x 37' two story barn on Lot 33.

Ms. Ball made a motion to defer this item until next month. Mr. Gilpin seconded the motion with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeney) 0 Nays
 3 Absent (Riordan, Ballard, and Vaillencourt)

New Business

1. **BI Power Company, Inc. Plat 17, Lot 37.** Discussion regarding Historic District boundary lines.

Discussion ensued regarding Block Island Power Company Plat 17 Lot 37 and 38. The Commission will send a recommendation to the Town Council to include the newly annexed area of Plat 17 Lot 37 to be included in the Historic District boundary.

Mr. Penn made a motion to recommend to the Town Council the annexation of Plat 17 Lot 38 of the subdivision Plat 17 Lot 37 to be included in the Historic District. Ms. McQueeney seconded the motion with all in favor.

4 Ayes (Penn, Ball, Gilpin, and McQueeney) 0 Nays
 3 Absent (Riordan, Ballard, and Vaillencourt)

2. **Discussion Regarding Section 504 Sign Ordinance Enforcement**

Mr. Penn, Ms. Ball, and Mr. Riordan met with Town Solicitor Donald Packer, Building Official Marc Tillson, and Land Use Administrative Officer Jennifer Brady Brown on March 9, 2011. Mr. Penn reported that a Notice of Violation under Zoning Section 707 the town can fine up to \$500.00 a day for

sign violations. HDC was in agreement to put together a list of business with signs that are not compliant with Zoning Section 504 and submit to Mr. Tillson.

Historical Preservation Conference

Mr. Penn reported that the programs for the Historic Preservation Conference are out and around 450 people plan to attend.

Secretary's Report

No report at this time.

Other Business

- Appeal of Aldo's Pergola will be remanded back to HDC
- Follow-up on the following:
 - Enclosure for Plat 7 Lot 19
 - Ballards Wharf Realty – Prebuilt Gazebo
 - Calico Hill – Plat 6 Lot 7
 - Bryan Wilson – Plat 7 Lot 068
- Discussion of a cover page for the new HDC Guidelines

With no other business to discuss, the meeting was adjourned at 8:50 p.m. in a motion by Ms. McQueeny and seconded by Mr. Ballard.

4 Ayes (Penn, Ball, Gilpin, and McQueeny)

0 Nays

3 Absent (Riordan, Ballard, and Vaillencourt)

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: April 18, 2011